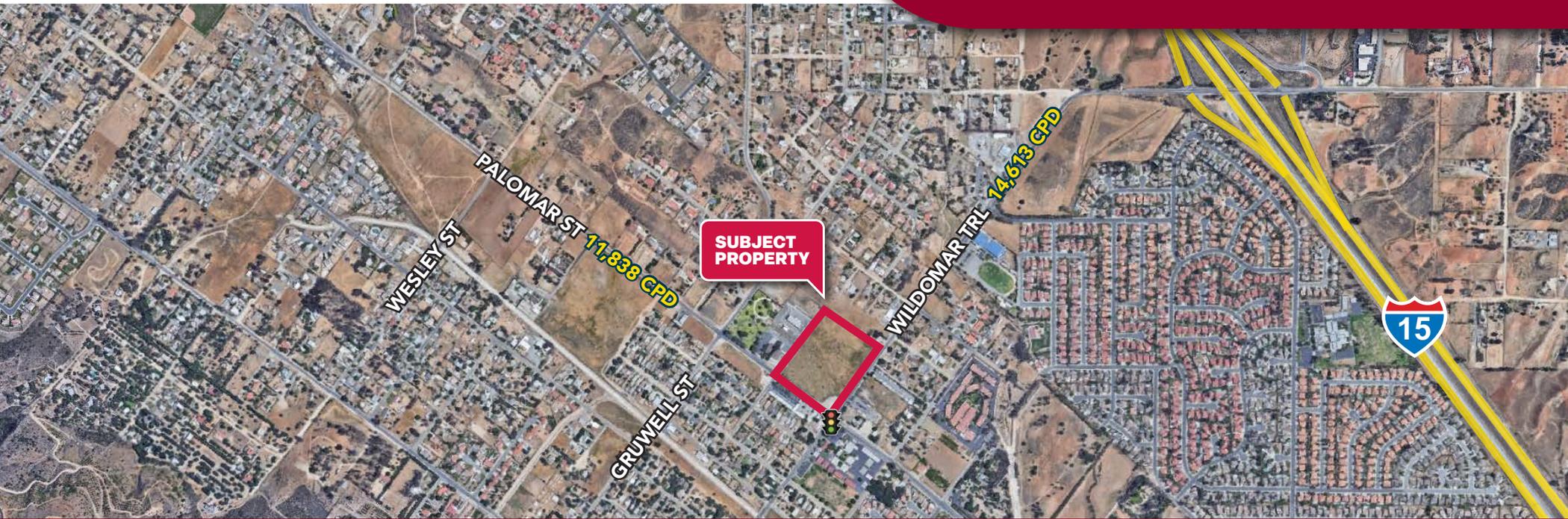


FOR SALE OR LEASE

NORTHWEST CORNER OF  
WILDOMAR TRL. & PALOMAR ST.  
WILDOMAR, CA 92595

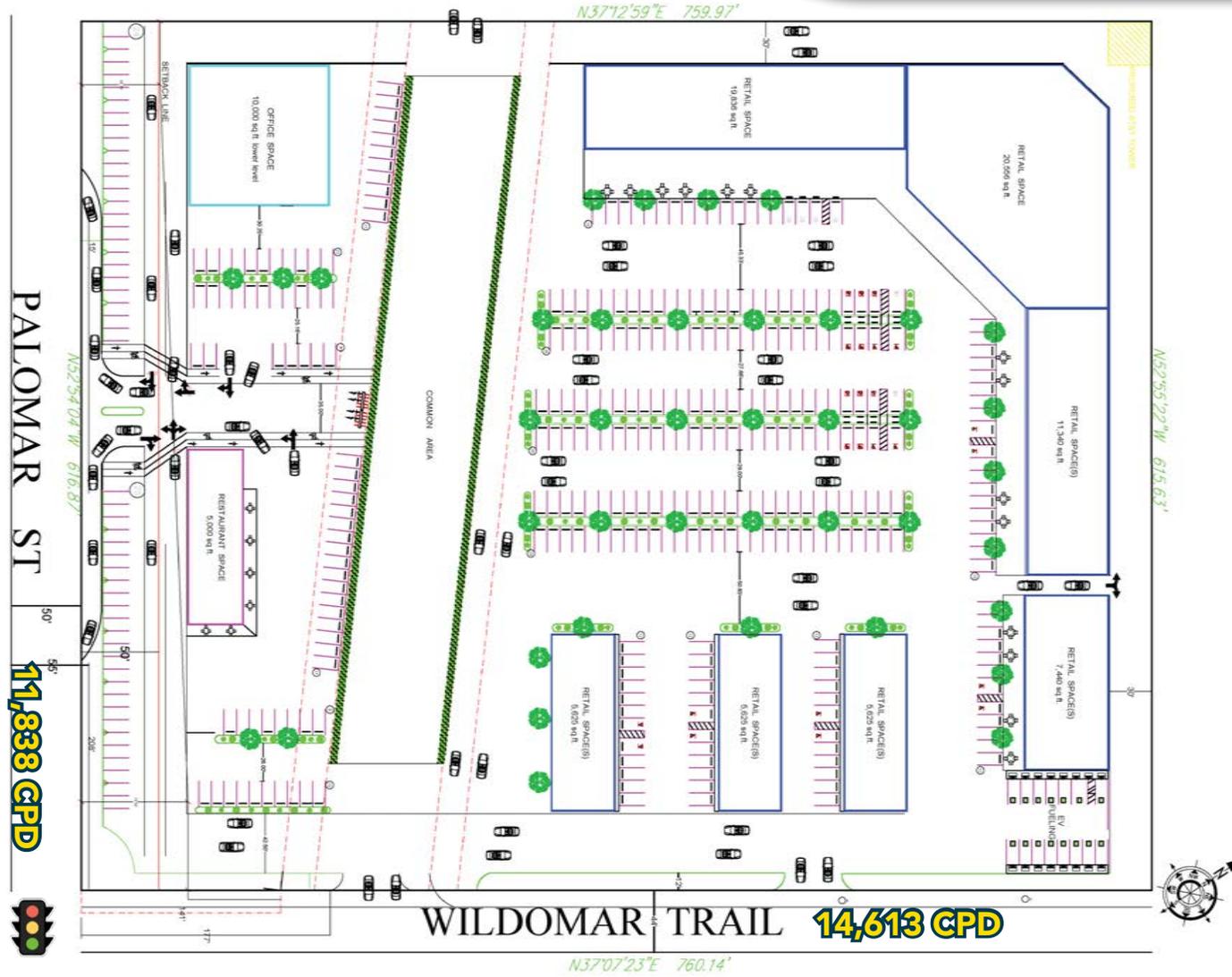


## PROPERTY HIGHLIGHTS

- Prime Location in Downtown Wildomar
- Signalized Intersection of Wildomar Trail & Palomar St
- ±760 ft of Street Frontage on Wildomar Trail
- Two Adjacent Parcels: Sizes 4.23 Acres & 6.5 Acres
- Zoned: C-1/C-P General Commercial
- Wildomar is an Underserved Growing Trade Area
- Robust Housing Boom:
  - Under Construction:** Over 300 Single-Family Residences, 800 Multi-Family Residences and 300 Condos
  - Approved/In Review:** Over 2,000 Single-Family Residences, 500 Multi-Family Residences and 350 Condos
- Wildomar's Population is Projected to Grow Close to 50,000 in the Next 10 Years

# PROPOSED RETAIL CENTER SITE PLAN

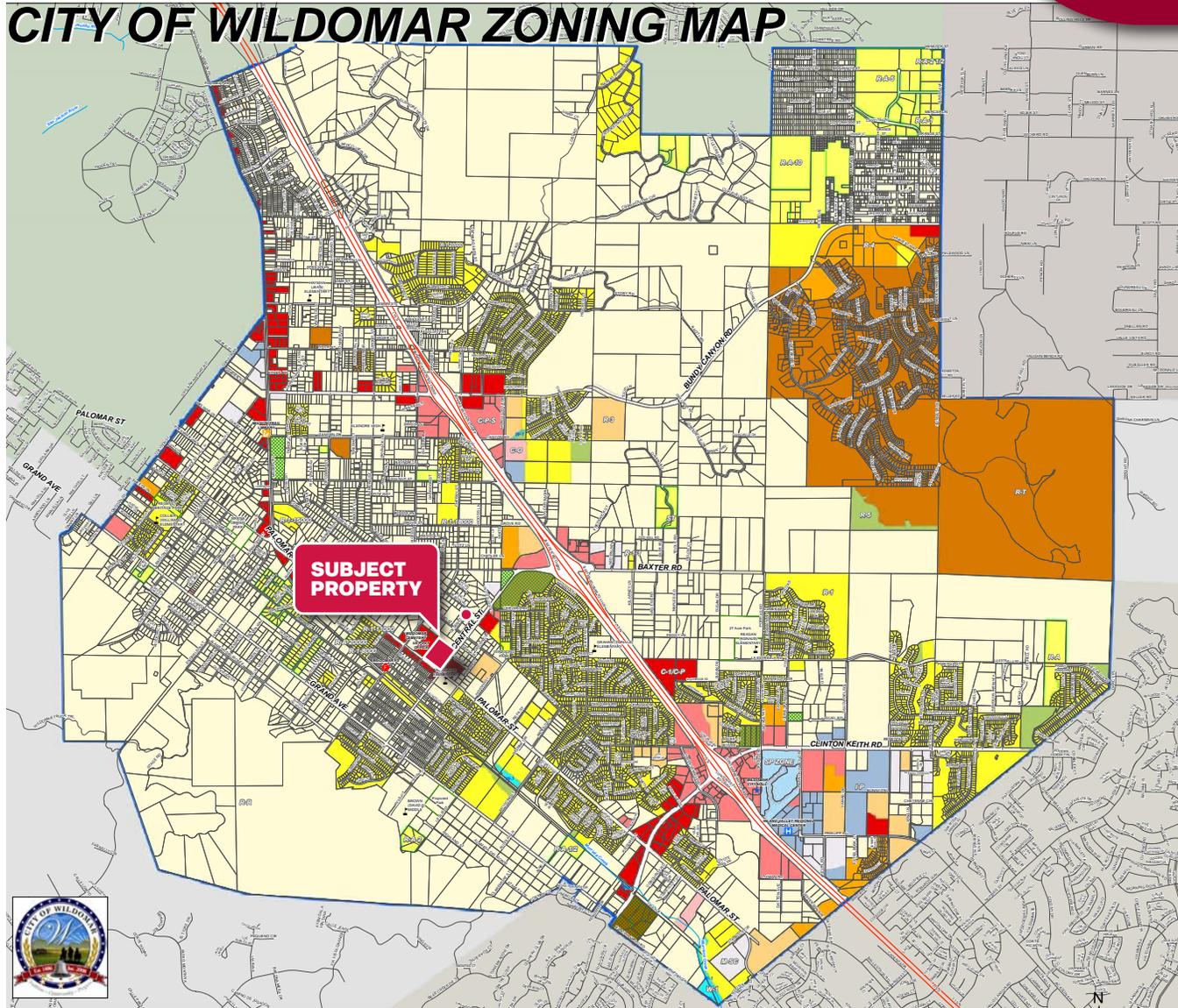
**NORTHWEST CORNER OF**  
**WILDOMAR TRL. & PALOMAR ST.**  
WILDOMAR, CA 92595



# ZONING MAP

# NORTHWEST CORNER OF WILDOMAR TRL. & PALOMAR ST. WILDOMAR, CA 92595

## CITY OF WILDOMAR ZONING MAP



### LEGEND

#### Commercial

- C-1/C-P (General Commercial)
- C-O (Commercial Office)
- C-P-S (Scenic Highway Commercial)

#### Industrial

- I-P (Industrial Park)

#### Manufacturing

- M-SC (Manufacturing Service Commercial)

#### General Residential

- R-3 (General Residential)
- R-4 (Planned Residential Zone)
- R-5 (Open Area Combining Zone, Res. Dev.)

#### Open Area Combining Zone - Residential Dev.

- R-5 (Open Area Combining Zone, Res. Dev.)

#### OVERLAY

- Mixed Use Overlay Zone

#### Rural Residential

- R-R

#### Mobilehome Subdivision/Mobilehome Park

- R-T

#### Specific Plan

- SP ZONE

#### Watercourse, Watershed, Conservation

- W-1

#### Residential

- R-1 (One-Family Dwellings)
- R-1-1
- R-1-11000
- R-1-15000
- R-1-18000
- R-1-20000
- R-1-8000

#### Residential Agriculture

- R-A
- R-A-1
- R-A-1/2
- R-A-10
- R-A-2
- R-A-2 1/2
- R-A-20000
- R-A-5

#### Other

- SCHOOLS
- CITYHALL
- FIRESTATION
- HOSPITAL
- LIBRARY
- PARKS

# PARCEL MAP

**NORTHWEST CORNER OF**  
**WILDOMAR TRL. & PALOMAR ST.**  
WILDOMAR, CA 92595

## PARCEL INFO

**APN: 376-060-018**

Lot Area: 4.23 Acres

Zoning: C-1/C-p

**APN: 376-060-015**

Lot Area: 6.49 Acres

Zoning: C-1/C-p

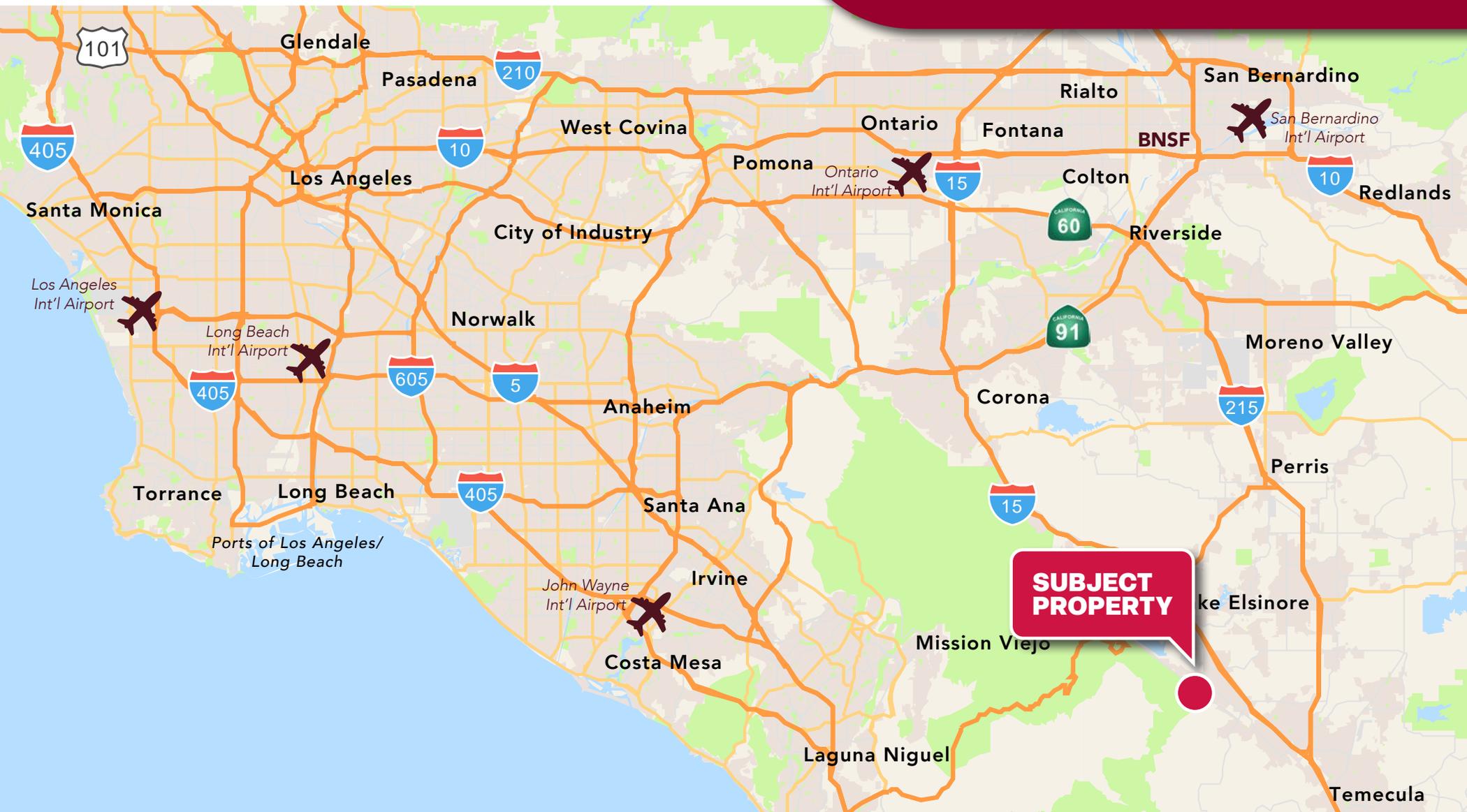
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	9,372	47,357	114,133
Daytime Population:	4,196	21,706	54,885
Household Income:	\$130,945	\$141,044	\$139,466
Wildomar Trail Traffic Counts:	14,613 Cars Per Day		
Palomar Street Traffic Counts:	11,838 Cars Per Day		



# REGIONAL MAP

**NORTHWEST CORNER OF**  
**WILDOMAR TRL. & PALOMAR ST.**  
**WILDOMAR, CA 92595**





# RESIDENTIAL PROJECT DEVELOPMENT

**NORTHWEST CORNER OF**  
**WILDOMAR TRL. & PALOMAR ST.**  
 WILDOMAR, CA 92595

**EFFECTIVE DATE**  
**JANUARY 2025**

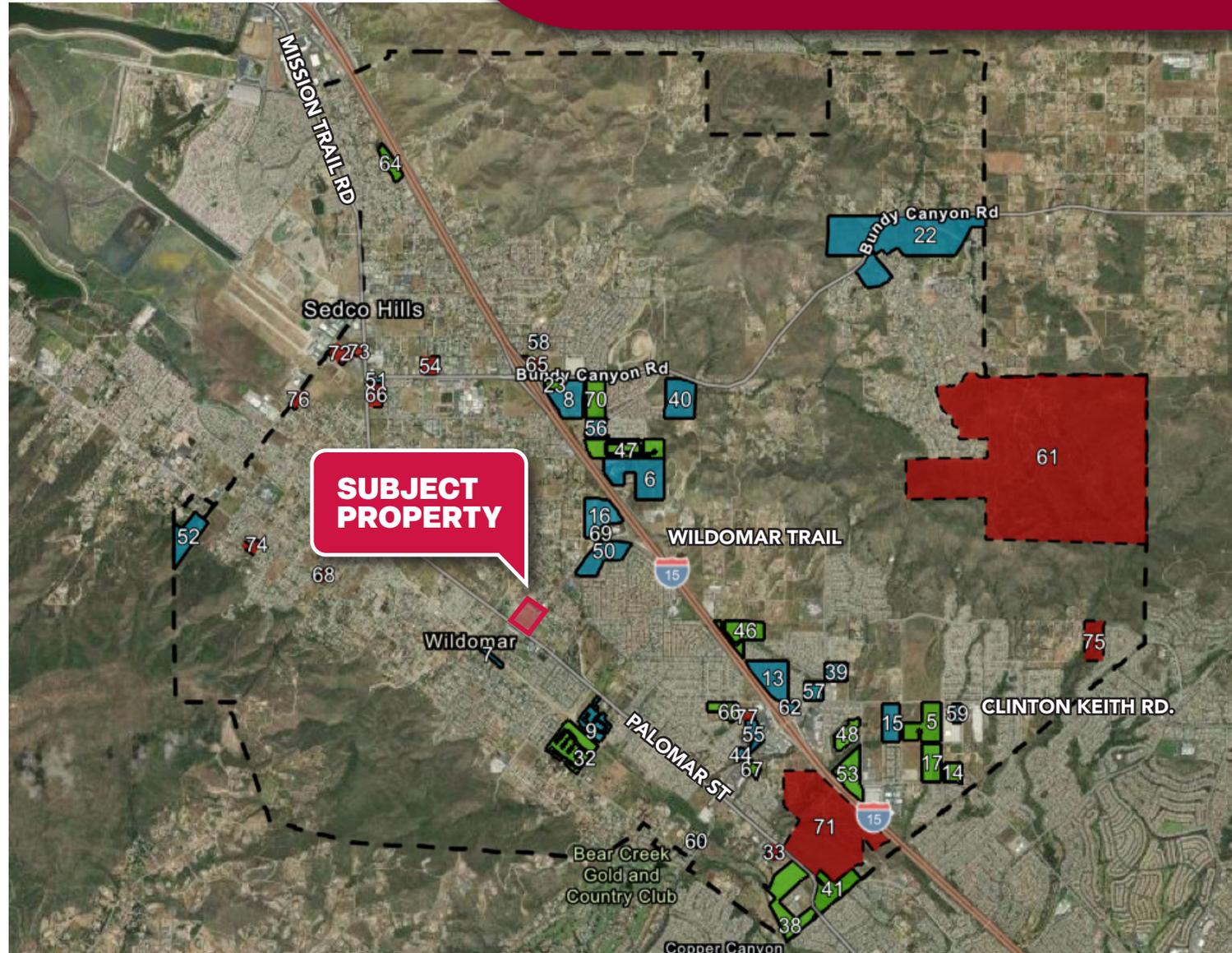
ID	Development Project	Details
5	Wildomar Commerce Center	Mixed-Use
7	Elm Street Subdivision	15 SFR Units
9	McVicar Residential Project	48 SFR Units
13	Westpark Promenade Project	191 Condos
14	Tricon Wildomar	170 MFR Units
15	Grove Park Mixed Use Project	162 MFR Units/Mixed-Use
16	Baxter Village Residential	204 MFR Units/67 SFR Units
17	Horizon Place Community	138 Condos
22	Oak Creek Canyon Residential Proj.	275 SFR Units
32	Boulder Creek Community	108 SFR Units
38	DR Horton/Avelino	117 SFR Units
39	Wildomar Ridge Residential	77 SFR Units
40	Bundy Canyon Resort Apartments	140 SFR Units
41	Camelia Townhouse Project	163 Condos
47	Verano Community	80 FSR Units
48	Oak Springs Ranch Phase 2 Apartments	288 MFR Units
50	Wildomar Trail Mixed Use Project	109 Condos/Retail & Office
53	Inland Valley Medical Center Expansion Project	Hospital
56	Monte Vista II Townhome Project	62 Condos
57	Wildomar Crossroads Mixed-Use Project	150 MFR Units/Mixed-Use
58	TTM No 38525 Subdivision	10 SFR Units
61	Wildomar Meadows Specific Plan	1504 SFR Units
64	Wildomar Cottages Affordable Housing Project	128 MFR Units
66	Tres Lagos Affordable Housing Project	225 MFR Units
68	Project Touch Transitional Housing Project	10 MFR Units
69	Marriott Hotel	Hotel
74	Tract No. 32726 Final Site Plan of Development	Residential
75	Tract Map No 29476	18 SFR Units

**LEGEND**

**STATUS**

- Active (In Process/Not Approved)
- Approved (Not Yet Under Construction)
- Approved (Under Construction)

Notes:  
 SFR refers to Single Family Residential  
 MFR refers to Multi-Family Residential  
 Not-to-Scale



**SUBJECT PROPERTY**